



Legislation Details (With Text)

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Title: Bylaw 35/2020 North Ridge Phase II - 1st Redistricting (2nd & 3rd Reading)
Presented by: Barb Dupuis, Planner, Planning & Development

Sponsors:

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Attachments: 1. Previously Distributed - 1st reading report (1), 2. Bylaw 35-2020, 3. Bylaw 35-2020 Presentation

Date	Ver.	Action By	Action	Result
11/30/2020	1	City Council	adopted	
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TAMRMS#: B06

Bylaw 35/2020 North Ridge Phase II - 1st Redistricting (2nd & 3rd Reading)

Presented by: Barb Dupuis, Planner, Planning & Development

RECOMMENDATION(S)

1. That the Public Hearing on Bylaw 35/2020 be closed.
2. That Bylaw 35/2020, being amendment 183 to the Land Use Bylaw, be read a second time.
3. That Bylaw 35/2020 be read a third time.

PURPOSE OF REPORT

This report discusses proposed amendments to Schedule A of the Land Use Bylaw (LUB). The proposed amendments require a public hearing and Council's approval, as per requirements in the Municipal Government Act (MGA).

ALIGNMENT TO PRIORITIES IN COUNCIL'S STRATEGIC PLAN

St. Albert Council Strategic Plan

Strategic Priority #5: Housing: Enhance housing options.

Facilitate an increase in the variety of housing types in St. Albert to respond to market demands and accommodate the diverse needs of residents.

ALIGNMENT TO LEVELS OF SERVICE DELIVERY

Service Component

Current Planning Application Processing:

Processing and coordination of the approval of Statutory plans and amendments, subdivisions and condominium applications.

ALIGNMENT TO COUNCIL DIRECTION OR MANDATORY STATUTORY PROVISION

Section 692(1) of the Municipal Government Act requires that the subject matter of this report go to Council, and that a public hearing be held before giving second reading to the bylaw.

This amendment conforms with the Municipal Development Plan, Policy 3.1 - Future Land Use Policy:

The City of St. Albert shall direct future growth and development in accordance with Map 2 - Future Land Use Policy and in keeping with the policies contained in CityPlan 2007.

BACKGROUND AND DISCUSSION

Please refer to attachment 1, entitled *Previously Distributed*, which includes the 1st Reading report from November 2, 2020.

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Please refer to attachment 1, entitled *Previously Distributed*, which includes the 1st Reading report from November 2, 2020. A summary of stakeholder communication and engagement is at pages 2-3 of the report.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

None at this time.

Legal / Risk:

None at this time.

Program or Service:

As development proceeds:

- Engineering drawing review, development agreement drafting and signing, and inspection of infrastructure will occur.
- Planning & Development will have subdivision plans and development permits to review and provide decisions on.
- Safety Codes will have building plans to review and buildings to inspect.
- Public Works will have maintenance of infrastructure.
- Emergency Services, Community & Social Development, Transit and other departments will have to provide services to a new area of the City.

Organizational:
None at this time.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

If Council does not wish to support the recommendation, the following alternatives could be considered:

1. Defeat second reading of Bylaw 35/2020, which will have the following implications: the applicant cannot re-apply within six months for a Land Use Bylaw amendment on this site.

Report Date: November 30, 2020
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Chief Administrative Officer: Kevin Scoble